



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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IN REPLY PLEASE

REFER TO FILE: **AV-0**

November 23, 2009

TO: Each Supervisor

FROM: Gail Farber
Director of Public Works

A handwritten signature in black ink, appearing to read "Gail Farber", is written over the printed name in the "FROM" field.

COMPTON/WOODLEY AIRPORT - PAVEMENT REHABILITATION PROJECT

At the Board of Supervisors meeting November 3, 2009, during the Public Comments portion of the meeting, John F. Kenton addressed your Board regarding the possibility of a rent reduction for renters of airport hangars at Compton Airport during proposed construction activities for a pavement rehabilitation project, due to a reduction in services. Supervisor Knabe requested a report back to your Board on the comments made by Mr. Kenton.

On July 20, 2009, we notified the airport tenants about this upcoming project. Preconstruction meetings were held for tenants on July 28 and August 5, 2009, providing greater detail of the proposed construction activities. There are two phases of construction on the south side of the airport that will affect 127 aircraft storage hangars. Each phase of construction will take approximately 3 months and hanger access will be interrupted. Phase 1 (10 hangars) began November 2, 2009. The majority of hangar tenants impacted, including Mr. Kenton, are located in the area covered by Phase 2 construction of the project (117 hangars), which will begin February 22, 2010.

We considered requiring all impacted tenants to vacate their hangars during construction; however, we recognized that many of the tenants could find it undesirable to move their belongings for the short time during construction. With that in mind, we developed the following options:

- 1) Those tenants not wanting to be inconvenienced by construction may completely vacate their hangars and relocate their aircraft to an aircraft tiedown space at any County airport and pay rent only for the aircraft tiedown space; or

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- 2) They can continue to store their personal belongings in the hangars and relocate the plane to an aircraft tiedown space at no additional cost. Since the tenants will still occupy the hangars, they will be required to continue to pay hangar rent for the storage of their personal property. Most of the tenants store a lot of personal property in their hangars; and for this reason, we provided them ample notice in case they wished to relocate.

The tenants were informed that access to the hangars will only be restricted between 7 a.m. to 3:30 p.m., Monday through Friday, when the contractor is working between hangar rows. The tenants will have limited access to their hangars by foot under most conditions evenings and weekends, but they will not otherwise be able to move an aircraft in or out of their hangars. For this reason, we offered the tenants the option to relocate the aircraft to a tiedown at no additional cost to the tenant.

We discussed the options at the regularly scheduled meeting of the Los Angeles County Aviation Commission on October 28, 2009. Five tenants from the airport were present at the meeting; two were hangar tenants and three were business operators. We are currently working with the businesses whose operations could be affected financially to reduce the impact on their operations. The Commissioners who spoke on this subject supported Public Works' position.

For these reasons, Public Works recommends against a temporary rent reduction. The south side hangars (127) generate approximately \$60,000 of revenue per month. A 20 percent reduction in rent will cost the County approximately \$12,000 per month.

In conclusion, your Board sets the rental rates for aircraft hangars, and any change to the current rental rates can be made by your Board. Neither the Aviation Commission nor Public Works can change the rates.

If you have questions, please call me or your staff may contact Diego Cadena, Deputy Director, at dcadena@dpw.lacounty.gov or (626) 458-4008.

RLS:hz

Tenant Inconvenience During Pavement Rehab Project - J Kenton.doc

cc: Chief Executive Office (Lari Sheehan)
County Counsel
Executive Office